

3 Community Issues and Opportunities

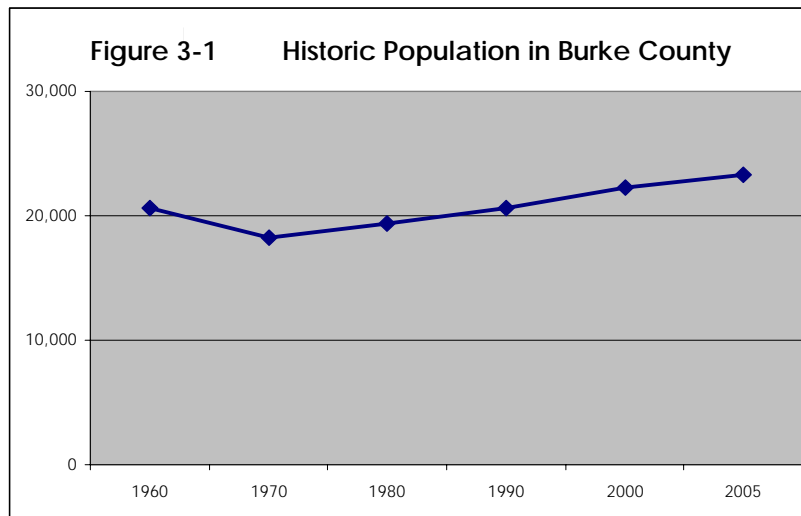
This section provides an updated list of issues and opportunities that were identified in the Community Assessment portion of the Comprehensive Plan. The updated version will incorporate changes needed to respond to public comments or other input gathered during the review of the Community Assessment. The following information is organized by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements:

- Population
- Housing
- Economic Development
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Land Use
- Intergovernmental Coordination

3.1 *Population*

Issues

- Share of population for each age group is projected to remain constant; however national trends show an increasing senior population
- Historically slow growth, even declining population in some cities
- Augusta-area growth likely to impact Burke County
- High poverty levels for the County as a whole with concentrations of poverty taking place in the municipalities and some rural communities such as Gough.



Source: U.S. Census Bureau

Opportunities

- Senior housing near activity centers, such as downtowns
- Focus residential growth in North Burke County

3.2 Economic Development

Issues

- Promoting expansion of existing businesses and recruiting new industry
- Median income well below state and national averages; Weekly wages for all industries except Administrative and Support/ Waste Management and Remediation Services below state averages
- 6.2% unemployment rate higher than state and national rates of 4+% along with a decreasing number of jobs in the County since 2001
- Jobs-Employment imbalance, with more than 30% of jobs located in the county being held by non-Burke County residents and almost two times as many people in the labor force (those of working age who live in the County) as there are jobs in the County
- Need population growth to accompany job growth / industrial recruitment
- A need to train and educate the County labor force
- Businesses in Downtown Waynesboro may experience reduced visibility/traffic with the opening of two new US 25 Bypass/Liberty Street intersections (one north and one south of Waynesboro) that will direct traffic onto the Bypass (no longer requiring a turn off of Liberty Street to access the Bypass)
- Many longtime residents of Burke County area are accustomed to driving to Augusta for shopping, dining and other services that historically have not been available in the county
- Downtown Waynesboro generally closes for business at 6 p.m. and offers limited shopping, dining and service options
- Few shopping, dining and service offerings in Sardis, Midville, Girard, Keysville



Plant Vogtle in north east Burke County



Business in downtown Midville

Opportunities

- Burke County Development Authority is proactive and has proven success securing grant monies (e.g. EDGE Grant from the state for property acquisition). In addition the active Chamber of Commerce supports the Development Authority's efforts
- Existing industrial park in Waynesboro has the infrastructure and space to accommodate new tenants, including more higher paying employers
- Increasing per capita incomes (between 1990 and 2003) along with significant growth in the number of households in the \$35,000+ income brackets in the County as a whole between 1990 and 2000
- Rising land costs in August-Richmond Co. and Columbia Co. make Burke more attractive
- "Bird Dog Capital of the World" and area's history are tourist attractors

- Augusta Tech's on-site job training program
- Planned expansion of airport runway

Implementation Strategies

- School system can be incorporated into an overall recruitment strategy to attract prospective businesses
- Plant Vogtle expansion provides opportunity for the county, the municipalities, the Chamber, the Development Authority and others to partner with Southern Company in efforts to market the County's residential options and overall quality of life to new professional-level employees at Plant Vogtle.

3.3 *Natural and Cultural Resources*

Issues

- Burke County Land Development Code allows one-acre lots in areas not served by public sewer throughout the county making no distinction between areas that should remain agricultural and areas that should over time develop with suburban residential subdivisions
- County depends on developers to offer greenspace and parkland within new subdivisions in order to provide these spaces near the homes of new residents. Burke County Land Development Code does not require developers to provide parkland or greenspace with new subdivisions
- Tree canopies along some roadways will be lost if road-widening projects are implemented as a result of growth (e.g. State Route 24)
- Retaining the individual identity of each city, which is largely shaped by local historic resources, is an important consideration as the area grows
- Some historic buildings are in disrepair and in jeopardy of being lost
- The rural character and scenery may disappear in portions of the County with the development of existing farmland into suburban residential neighborhoods
- Absence of environmental, farmland and tree protection ordinances
- Potential expansion of Plant Vogtle, located on the Savannah River
- Heavy water use for agriculture, industry and power
- Potential impacts of Coastal Georgia Water and Wastewater Permitting Plan for Managing Saltwater Intrusion



Historic buildings in need of repair in Vidette



Cotton fields along S.R. 56 between Waynesboro and Midville



Wetlands located near Sardis

Opportunities

- Abundance of wetland and floodplain in the county offer opportunities or greenspace preservation within new subdivisions
- Agricultural roots contribute to more than 200 years of the county's rich and diverse culture
- Active DDA and Historic Preservation Commission work to promote downtown revitalization efforts in downtown Waynesboro
- Sardis Development Authority solicits new industries
- Waynesboro's new Certified Local Government status will assist with funding and technical issues regarding historic preservation
- Ample agricultural land and open space exists
- State is purchasing land for a Wildlife Management Area
- Ogeechee-Canoochee Riverkeepers and Savannah Riverkeepers organizations actively work to protect local rivers
- Transportation Enhancement (TE) funds recently awarded to Sardis and Waynesboro, a portion of which will help with historic building restoration



Waynesboro Primary School

Implementation Strategies

- An increase in minimum lot sizes in agricultural areas with little demand for suburban residential development and within the Plant Vogtle evacuation area could help preserve large-lot agricultural and rural character
- Designation of historic districts and sites can help protect resources and provide financial incentives to restore/enhance them (local designation and/or National Register designation)

3.4 Facilities and Services Issues

Issues

- Multiple public water and sewer service providers are costly to operate; smaller providers are in a financial struggle for survival due to small customer bases which makes expansion to new customers financially difficult.
- Expansion and modernization of existing water and sewer system needed to attract and provide for new growth, particularly in smaller cities and unincorporated North Burke County
- New development in unincorporated areas of (especially North Burke County) remain dependent upon the use of septic systems
- New residential development is hindered due to lack of water capacity (Vidette)
- Sardis development potential is limited due to poor condition of its sewer system, in spite of new water tanks and lines
- Aging road and drainage systems in need of improvements and modernization throughout developed areas of the County
- Recreation opportunities are limited in smaller jurisdictions and rural



Waynesboro public park near downtown

- Public schools' locations, especially elementary schools, are located far from most residential areas
- Absence of a county-wide recycling program
- Only animal shelter is in Waynesboro and is at capacity
- Insignificant staff resources to enforce property maintenance/littering ordinance, especially in Keysville



Historic two-story building located on South Liberty Street in downtown Waynesboro currently used for commercial uses. Similar buildings in Waynesboro could provide housing and add round-the-clock life to downtown.

- Limited law enforcement patrol in Keysville creates a challenge for fighting crime
- Availability of illegal drugs
- Limited fire hydrants, especially in unincorporated areas of the County
- Lack of high-speed internet services in large portions of the County

Opportunities

- As services expand, opportunity exists to use the expansion as a way to direct growth to locations the county outlines in the land use plan and to manage the timing
- Anticipated development in north Burke will likely justify the construction of a new elementary school to serve the area
- Expansion of County trash pick-up and adding recycling pick-up
- Expansion of Waynesboro Natural Gas with new development
- Planned construction of new classrooms at the County's middle and high schools

Implementation Strategies

- A filtration plant located along Briar Creek at U.S. 25 could provide water for the northern part of the County and attract growth from Augusta-Richmond.
- Creation of a Water Authority and/or cooperative agreements between the cities and County regarding service provision and cost
- Several small systems rather than one large system due to the vast amount of agricultural land between the cities and County
- Explore possibility of Vidette water system tying into the well identified by the U.S. Army Corp of Engineers north of the town
- Development of a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved facilities in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette



Substandard historic house standing in Girard

3.5 Housing

Issues

- Housing options are limited: no mid-level apartments exist and few available rental units in Waynesboro

- Lack of water and sewer capacity/service is an impediment to adding housing developments
- Restoration and occupation of substandard housing is needed
- Inadequate funding to pursue local initiatives such as housing upgrades and development of a senior housing community in Sardis and restoration projects in Girard
- High number of mobile homes
- Dilapidated mobile homes scattered throughout the County (i.e. "junk trailers")
- Number of building permits for new construction appears to outpace slow-growth population projections
- Need for quality affordable/workforce housing
- High percentage of subsidized housing in Waynesboro
- Quality of life offered to residents of housing authority units over time has lessened

Opportunities

- Growing demand for new suburban housing development due to regional growth and Augusta transplants, most notably in the North Burke County
- Continued expansion of Plant Vogtle presents opportunities for workforce housing in Burke cities in unincorporated areas
- Pilot programs such as rental single-family detached subdivisions in Waynesboro promote home ownership as well as housing finance assistance from DCA, HUD, historic preservation resources and private sources
- 2005 Waynesboro Housing Action Plan can serve as a resource for other cities while being implemented by Waynesboro



Strip commercial development on South Liberty Street in Waynesboro

Implementation Strategies

- Encourage a mixture of housing types in developing areas concentrating new higher-intensity housing types (e.g. condominiums, apartments, etc.) into mixed-use developments that make it easy for residents to walk and bike to stores and other services
- Infill development could enhance established neighborhoods and help revitalize economically distressed neighborhoods
- Downtown living could add needed round-the-clock activity to downtown Waynesboro
 - Increase code enforcement throughout the county (incorporated and unincorporated areas) to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")



Single-family home near downtown Waynesboro

3.6 Land Use

Issues

- Existing commercial strip development pattern along sections of major corridors in Waynesboro lacks character and discourages walking

- Potential for new automobile-oriented, suburban commercial strip development adjacent to the US 25 Bypass both within the city limits of Waynesboro and unincorporated Burke County
- Some rural residential development of property within the Plant Vogtle evacuation zone
- Future land use for agricultural areas/open space
- Lack of zoning in every jurisdiction except Waynesboro
- Updated Waynesboro Zoning Ordinance is needed
- Residential land use conflicts in unincorporated areas (manufactured homes vs. stick built)
- Growing conflict between agricultural uses and new suburban residential uses

Opportunities

- New residential building permits in Burke County are primarily located within new subdivisions rather than on large, rural lots
- Development Authority ownership of property adjacent to the US 25 Bypass allows the city/county to steer appropriate development to the corridor
- Protecting floodplains, wetlands, protected river corridors and increasing the minimum lot size for properties within the Plant Vogtle evacuation zone provide opportunities to direct growth away from these areas and into areas better suited for development near existing services
- Keysville, Sardis and Vidette have adopted mobile home ordinances, a "first step" in regulating location

Implementation Strategies

- Protect natural resources within developments (e.g. use of conservation subdivisions)
- A coordinated land use and infrastructure planning policy would encourage the concentration of new development in and around cities and north Burke County
- Encourage traditional neighborhood, pedestrian-friendly development patterns in growing areas that allow residents to live near and within mixed-use town and neighborhood centers that provide opportunities to live, work and play



Traffic in downtown Waynesboro showing a mix of private and commercial truck traffic driving east on SR 56

3.7 Transportation

Issues

- Quality (and in some cases lack) of sidewalks along sections of major corridors lined with strip commercial in Waynesboro, Midville and Sardis create unsafe conditions for pedestrians
- Lack of connector street network and lack of connector street plan to guide the design of new subdivisions will create long-range traffic issues for areas currently developing in unincorporated North Burke County.
- Lack of direct roadway connection between Waynesboro and Plant Vogtle
- No direct bridge between Burke County and South Carolina
- Perceived lack of parking in downtown areas

- High accident rate on the northeast segment of SR 56
- Heavy truck traffic and congestion:
 - Girard – SR 23
 - Keysville – SR 88
 - Sardis –SR 24/SR 23 intersection
 - Waynesboro and unincorporated Burke County – U.S. 25 (north of Waynesboro)
 - Waynesboro – SR 56 (northeast segment)
 - Waynesboro – U.S. 25 Bypass

Opportunities

- Transportation Enhancement (TE) funds recently awarded to Sardis, with plans for a new foot path and sidewalks, curbs and gutters
- Burke County portion of the four-lane Savannah River Parkway, which will connect Savannah and Augusta, is open to traffic
- Planned Waynesboro greenway trail (GDOT 2007-2009 State Transportation Improvement Program, or STIP)
- Planned traffic signal upgrades at SR 4, SR23, SR 24, SR 56 and SR 121 (GDOT 2007-2009 STIP)
- Planned addition of passing lanes on SR 24 at four locations (GDOT 2007-2009 STIP)
- Planned bridge replacement on SR 56 over Ogeechee River (GDOT 2007-2009 STIP)
- GDOT traffic counts for SR 56 northeast of Waynesboro currently warrant widening the two-lane route to four-lanes between Waynesboro and Augusta-Richmond County



Rural market west of Waynesboro

Implementation Strategies

- Development of a county-wide bike/pedestrian/greenways master plan including study of potential rails-to-trails (conversion of former railroad beds to bike and pedestrian paths) throughout the county
- Development of a county-wide connector street plan
- Development of county-wide road paving program that prioritizes paving of routes in areas where development is planned (e.g. Developing Suburban character areas)
- Study possibility of connecting Sardis neighborhoods to SGA Elementary with a greenway trail along the former railroad bed
- Study possibility of providing some form of public transportation (most likely commuter bus service similar to that provided by GRTA in the Atlanta area) that would connect Waynesboro and North Burke County to job centers in Augusta as well as connect Waynesboro to Plant Vogtle.

3.8 Intergovernmental Coordination

Issues

- Communication between jurisdictions and to the public regarding service delivery
- Need to update Service Delivery Strategy

Implementation Strategies

- Explore opportunities to consolidate government services
- Shared building inspector

- Creation of an inter-jurisdictional Water Authority
- Increase number of meetings between jurisdictions to review and resolve issues
- Use regular meetings to review and streamline methods of addressing law enforcement, EMA, junk vehicles, road maintenance, animal control and building inspections



4 Community Design Concepts

Community Design Concepts provide graphic design concepts and general strategy outlines for the strategies listed in Chapter 2 and 3. The concepts shown below provide a wide range of “Smart Growth” solutions to the issues identified in the Burke County.

4.1 Conservation Subdivisions

Conservation subdivisions (also called cluster subdivisions) are an alternative to conventional residential lot designs. Designers identify land resources (e.g. scenic views, steep slopes, riparian areas, etc.) worthy of conservation, then design development in a way that respects and preserves the resources identified. Conservation subdivisions make development in Greenfield, or undeveloped, areas much more sustainable since open space is protected. By clustering homes, future households are accommodated more efficiently on less developed land. A chief component of the conservation subdivision is that the developer can develop the same number of lots with conservation subdivisions as he can with conventional subdivisions. The difference is that conservation subdivisions allow the development to occur with much smaller lots that are



Conservation Subdivisions

The images above show development alternatives for a rural area (left) with equal residential and commercial square footage developed with conventional large-lot rural zoning regulations (center) and with conservation subdivision regulations (right.)

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clustered in order to preserve the areas for open space.

Conservation subdivisions can be residential or mixed-use developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. They are similar in many respects to golf course communities, but instead of a manicured golf course, they feature natural forests, meadows, wetlands and community gardens or farmland. They contrast with conventional subdivisions in which nearly the entire parcel is subdivided into house lots and streets. Conventional subdivisions provide few green spaces for walking, little habitat for wildlife and few opportunities for residents to interact with their neighbors. Conservation subdivisions, on the other hand, provide all of these things.



TND form: (1) Lower-density residential, (2) urban residential, (3) Mixed-Use center, (4) Open Space and Civic Site, (5) Linear Park.



TND residential area of Seaside, Florida
Source: Duany Plater-Zyberk & Company



Single Family Street in the Village of Tannin TND, Orange Beach, Alabama
Source: Duany Plater-Zyberk & Company

4.2 Traditional Neighborhood Development

The term traditional neighborhood development describes the planning and urban design of pre- and early 20th-Century urban form built prior to the nation's reliance on the automobile. The early forms of these neighborhoods are primarily streetcar and commuter rail suburbs. On a smaller scale they resemble traditional American small towns of the early 20th Century. More recent forms are primarily large master planned communities.

In general, TNDs consist of the following characteristics:

- Compact defined urban neighborhoods composed of compatible mix of uses and housing types
- Network of connected streets with sidewalks and trees for convenient and safe movement throughout the neighborhoods for all modes of transportation
- Focus on pedestrian over the automobile, while retaining automobile convenience. Integrate parks and public spaces into each neighborhood
- Placement of important civic buildings and key sites to create landmarks and a strong sense of place

Instead of isolating uses from one another, traditional neighborhood development places emphasis on creating quality environments that are not left behind for the newest area next door. TNDs accommodate growth for a diverse array of lifestyles, incomes, and needs. They provide marketable and viable choices that will retain a sense of belonging and identity. The TND philosophy contends that an appropriate mix of uses, housing types, and strong design provide the backbone livable and sustainable neighborhoods.

TNDs built over the last 20 years in the United States have been developed using form-based zoning regulations that prescribe traditional neighborhood form. The form-based TND ordinance is distinguished from conventional zoning in that it places more emphasis on the arrangement and form of buildings and spaces than on how they will be used. Historic neighborhoods in Waynesboro, Sardis, Midville, Girard share many of the components of the

traditional neighborhood.

Traditional neighborhood development concepts are key to Burke County's future as development moves south from Augusta-Richmond County into Greenfield areas of North Burke County. In addition, these concepts also hold the key for preserving existing historic neighborhoods and town centers and for redevelopment in historic of corridors developed in the post-World War II era of automobile oriented development. For example, the former TG&Y shopping center in south Waynesboro is an ideal size for redevelopment as a traditional mixed-use neighborhood.



4.3 *Mixed Use*

Mixed use development combines numerous uses on one site in a strategic way, including office, retail, residential, hotel, services, and public transportation. Historically mixed use was a common form of development in America, and today is returning in response to land use segregation and the desire for an improved sense of community.

Developing with a mixed use approach can alleviate traffic and help reduce pollution, while providing residents a cherished place to call downtown. Accessibility becomes a major benefit, as various stores, restaurants, and homes are located in the same vicinity. Parking needs of the different uses vary throughout the day, and can be skillfully shared and placed in the backs of buildings or on-street as to not discourage pedestrian movement. Also, 'pocket parks,' parks which are tucked within the urban fabric of a downtown, balance with density to create an enjoyable, livable atmosphere.

Mixed land uses can create convenient places to live for people of various ages and income levels, enhancing the vitality of a community and its streets. Substantial fiscal and economic benefits can also be generated out of mixed use development, as the area becomes more attractive to residents and to businesses who acknowledge the benefits related to areas able to appeal to more people.



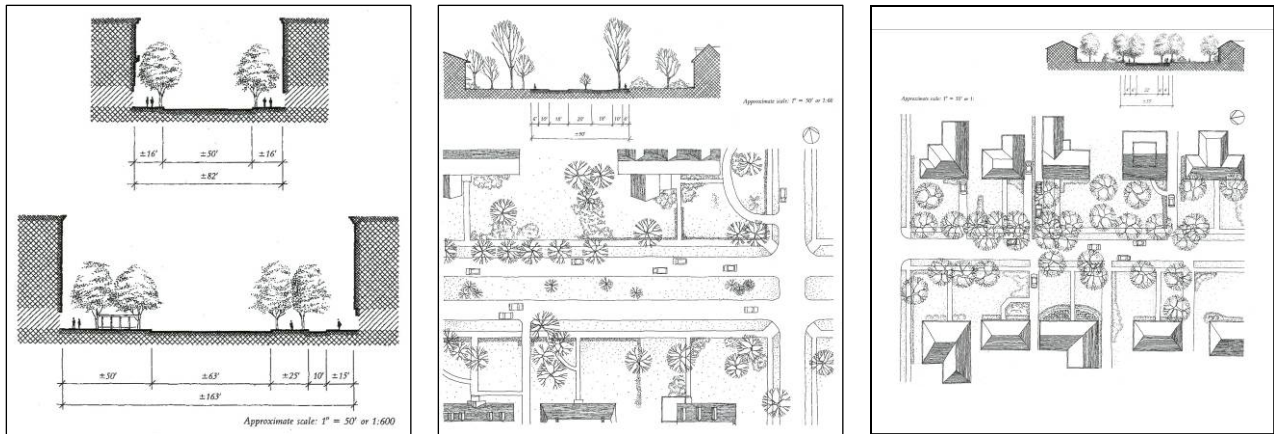
Mixed Use on Dauphin Street, Mobile



Mixed use building type - recent construction

4.4 Roads and Sidewalks /Streetscape-

Streets inform the structure and comfort of urban communities. Their sizes and arrangements influence the form of growth in an area, affecting the amount of activity afforded to a region. Streets also shape how people relate to one another and their community, whether traveling in vehicle or pedestrian traffic. A hierarchy of roads becomes important to the centralization of an urban core and its surrounding vicinity, organizing patterns of density and focusing attention on one or many centers. Following are descriptions of three major road typologies which will



Examples of Avenue, Boulevard and Residential Street -
Source: Great Streets, Allan B. Jacobs

become pertinent to Burke County's Sub-Area planning for the North Burke growth area.

Avenue

An avenue describes a straight, broad roadway bordered on both sides with either trees or large shrubs at regular intervals. The presence of an avenue often indicates an arrival to a landscape or architectural feature. Trees planted along avenues are typically of the same species or cultivar, creating a uniform appearance and emphasizing the full length of the street.

Boulevard

A boulevard indicates a wide, multi-lane thoroughfare, often planted with rows of trees. The boulevard can be perceived as three distinct routes: two sidewalks and the roadway itself, trees separating each of these components. Boulevards can affect the structure and comprehension of a city's layout, linking important localities, and can also become popular destinations themselves. The boulevard can accommodate and even promote residential, business, and retail purposes, and, as in traditional use, often exists as a special place of promenade. In addition to the movement of vehicles and goods, the design purpose of a boulevard is about pedestrian traffic. Boulevards become a way for people to enjoy a city, and help to create identity.

Residential Street

Residential streets are designed to create a quiet, traffic-protected area. The feeling throughout is pedestrian friendly. Often the curb-to-curb width of the street is wide enough to allow some on-street parking. Residential streets can be emphasized by the planting of trees and shrubs.

4.5 Housing Infill

Infill development is construction on vacant parcels of land that are usually served by utilities and surrounded by older urban growth. This description could also include development or re-use of all vacant or underutilized land. Infill development occurs in a variety of forms, though typically it is small-scale residential or commercial development. Infill development can reduce consumption of forest and agricultural land, increase access of people to jobs and jobs to the labor force, make better use of existing infrastructure and lower costs of public services such as transit, sidewalks, water and sewer, school and public safety (fire, police, ambulance) and reduce the time, money, energy and air pollution.



Infill Housing



Successful infill housing on narrow lots

Because the overall pattern of development in Burke County is generally low density, there are many opportunities where vacant and underutilized land exists. Vacant lots throughout Burke County (primarily in incorporated areas and Gough) would benefit greatly from infill construction. Residential infill can renew neighborhoods that have an older housing stock, and in so doing, it can help stabilize potentially declining neighborhoods and enhance urban character. Infill construction should maintain the urban design and character of the surrounding neighborhood with careful attention paid to the scale of new buildings, location of parking spaces and garages and the use of design elements (such as front porches, stoops or other common finishing touches) to ensure that the new buildings contribute to the architectural quality of the street rather than drain them of their historic value.

4.6 Brownfield Redevelopment

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressure off of undeveloped, open land and both improves and protects the environment.

4.7 Greyfield Redevelopment

Today's American urban landscape is dotted with shopping malls which have become obsolete. These shopping centers, built primarily in the 1970's and 1980's, are dying due to various factors including differences in the market, changes in accessibility, and increased competition. A new tool for design experts is to turn these fading centers, named 'greyfields' for the typically empty parking lots surrounding them, into thriving downtown communities.

Greyfield revitalization efforts attempt to exchange afflicting influences with smart new growth that is both more environmentally friendly and establishes a strong sense of place. Revitalization of greyfield sites often consists of major redevelopment rather than conventional regional retail or simple face-lifts. Design initiatives are inspired by classic urban form and characterized by attractive, walkable streets and high density. Many greyfield sites are more suitable to be converted into housing, retail, office, services, and public space rather than standard retail. In these cases mixed-use development becomes an attractive option.

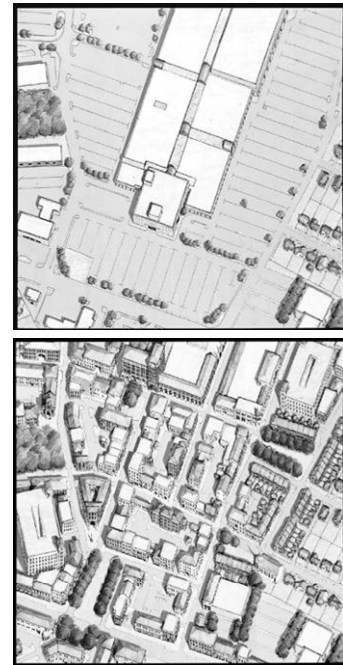
In Waynesboro, one area, TG&Y shopping center located in the south part of town, can be considered a greyfield. The County and City should promote the redevelopment of Greyfields and provide flexible guidelines for design and development that will encourage the creation of mixed use communities.

The mixed-use development plan concept replaces an isolated big box store with large parking lot with traditional, urban design that places buildings close to the street, separated only by a sidewalk and landscaped strip. Parking is located in the rear or to the side of the commercial buildings in order to create a friendly pedestrian environment along each street. The design connects the development to the adjacent community's street grid with pedestrian-friendly streetscapes.



Potential Greyfield Redevelopment Site in Waynesboro

and makes a gradual transition from higher intensity uses to single family uses.



Eastgate Town Center, before (top) and proposed after (bottom) in Chattanooga, Tennessee

Dover Kohl & Partners

5 Implementation Program

The previous sections in the Community Agenda outline the overall strategy for achieving the Vision for Future Development and for addressing the Community Issues and Opportunities. This section identifies the specific measures to be undertaken by Burke County to implement the Comprehensive Plan. The Implementation Program includes the following sections:

- 2002-2006 Short Term Work Program Report of Accomplishments
- 2007-2011 Short Term Work Program
- Long Term Work Program
- Policies

5.1 Report of Accomplishments

The Report of Accomplishments provides a status of each work item identified in the County's 2002-2006 Short Term Work Program. For each activity the Report identifies whether it was completed, postponed, or dropped, or if it is underway. Reasons are provided for a dropped or postponed activity, and a projected completion date is provided for items that are underway.

5.2 2007-2011 Short Term Work Program (STW)

The STWP identifies specific implementation actions the County government or other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each action the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source



BURKE COUNTY SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Economic Development				
Work with development authority to attract new industry		Ongoing		
Continue efforts to train and educate county work force		Ongoing		
Continue efforts to get US Highway 25 four-laned		Construction underway - complete 2008		
Work with existing industry on expansions		Ongoing		
Construct speculative building in industrial park		Complete late 2007		
Expand industrial park		Land aquired; partialy developed		

BURKE COUNTY SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Land Use				
Continue to strengthen enforcement of County Land Development Code			Postponed until adoption of the Comprehensive Plan	
Consider the need for County-wide zoning regulations and adopt/implement necessary zoning regulations			Postponed until adoption of the Comprehensive Plan	
Natural and Historic Resources				
Continue to support the Burke County Museum and Historical Society, including supporting salary of museum director		Ongoing, but soon to be dropped		
Develop environmental protection ordinances for rivers, wetlands, ground-water recharge areas, and water supply watersheds		No action		
Continue to enforce Erosion and Sedimentation Control Ordinance		Ongoing		

BURKE COUNTY SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Community Facilities				
Road Improvement Program (maintenance and paving)		Ongoing		
Expand recreation facilities		Phase I complete, additional phases ongoing		
Consider development of water systems where needed outside of City limits				
Further extension to airport runway		In planning stage		
Develop new Airport Master Plan				
Continue to plan for handling solid waste after 2002		Opted to build transfer station		
Consider need for new library	Completed 2005			
Plan construction of new library	Completed 2005			
Construct new library	Completed 2005			
Housing				
Encourage the construction of SF and MF housing throughout the County		Ongoing		

CITY OF WAYNESBORO SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Economic Development				
Promote expansion of retail activities in Waynesboro		Hired a Downtown Development Director, reconstituted its DDA and is in the Start-Up Phase of the Main Street Program. The City Council has budgeted funds to offer façade easement grants		
Work with IDA in attracting new industries in the area		Attend IDA meetings and provide information to assist in recruiting industrial prospects. Assist by providing water, sewer and gas taps and abating taxes as requested by IDA.		
Continue to encourage expansion of hours of operations of downtown businesses and to offer larger variety of merchandise		See number 1		
Continue support of downtown revitalization		See number 1		
Encourage revitalization of downtown storefronts		See number 1		
Expand industrial park				

CITY OF WAYNESBORO SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Land Use				
Update/enforce Zoning Ordinance and Land Use Plan	The City updated its Zoning Ordinance in 2001			
Continue update/enforcement of Subdivision	The City updated its			
Natural and Historic Resources				
Update Solid Waste Management Plan		Underway		
Encourage recycling and composting in city; continue enforcement		Not completed		
Continue to enforce Soil Erosion and Sedimentation Control Ordinance				City no longer enforces or regulates soil erosion and sedimentation in Waynesboro
Encourage preservation of Anthony Wayne Hotel	The owner of the Anthony Wayne Hotel used the City's RLF EIP funds to renovate hotel and offices along 6th Street.			
Continue City beautification and streetscape efforts	The City has continued to maintain its parks and planted areas to promote beautification in the City.			
Develop and implement Greenspace Plan			Although a plan has not been developed, beautification efforts have continued.	

CITY OF WAYNESBORO SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Investigate bike trail development	Waynesboro applied for and received a TE grant from DOT to construct a 1.5 mile pedestrian walkway and bike bath from downtown to new facilities on the southern perimeter of town. It includes a half mile scenic path along McIntosh Creek.			
Develop environmental protection ordinances for Water Supply Watersheds and Groundwater Recharge Areas	Both ordinances were approved in 2002.			
Investigate restoration of Old Jail building	The Waynesboro Heritage Foundation has taken the lead with Burke County to renovate the Old Jail Building on Old Herndon Road			
Continue support of downtown revitalization		See number 1 under Economic Development.		
Investigate moving historic generator behind Burke County Museum near Old Jail Building		The City received a grant and will start construction in 2008 to renovate the Ice Plant Building that houses the generator.		

CITY OF WAYNESBORO SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Community Facilities				
Improve flood and drainage facilities in areas of need in Waynesboro				
Continue street resurfacing/paving		City has and will continue to participate in the LARP program each year		
Update/expand water, sewer, curb, gutter and sidewalks in areas of need	The City has installed a 16" water line loop around the perimeter of town, a new main into town from the Filter Plant and upgraded several mains in town. A new influent trunk sewer line, a new effluent line to Briar Creek, and several sewer mains in town have been replaced and/or installed. The total of these water and sewer projects is more than \$9 million. Several storm drain lines have been replaced. SPLOST has been approved to fund future water, sewer and storm drainage projects without incurring debt.			
Continue efforts/seek funding to add/expand playground equipment/parks	A new park was developed in conjunction with the Burkeland Garden Club--Burkeland Gardens--located at the corner of 9th and Liberty Streets.			

CITY OF WAYNESBORO SHORT TERM WORK PROGRAM 2001-2005
 REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Upgrade law enforcement equipment	Although, LLEBG fund has dried up, the City has continued to fund and replace police and law enforcement equipment at a pace of more than \$50,000 per year. Equipment replaced or purchased in the last five years includes vehicles, radio and computer equipment.			

CITY OF WAYNESBORO SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Housing				
Continue to encourage annexation to provide areas for housing development	City Council approved a resolution to offer incentives on a case by case basis to assist developers with the cost of funding water and sewer utilities.			
Perform City-wide assessment of housing needs	A housing survey/inventory was completed in 2005 by the RDC. Waynesboro was asked and is now participating in the Georgia Initiative for Community Housing.			
Continue to encourage new MF/SF construction in the city	A 40 house project has been completed. A 64 house project is in process.			
Continue to promote the restoration of old homes in Waynesboro	Waynesboro approved a Historic Preservation Ordinance and appointed an HP Commission in 2005 and is currently reviewing requests for Certificates of Appropriateness on all exterior changes in the District. An historic resources survey has been completed. Waynesboro has just received a grant to develop design guidelines.			

CITY OF SARDIS SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Community Facilities				
Expand water and sewer utilities		2003 CDBG-10/2006		
Maintain and upgrade streets efforts		LARP -DOT 9/07		
Improve flood and drainage facilities	SPLOST 4/06			
Install sidewalks in city		TE GRANT - 2015		
Land Use				
Adopt Land Use/Zoning Ordinance		DEC. 2007		
Develop Manufactured Home Park Development Ordinance	Sep-98			
Develop Manufactured Home Ordinance	Sep-98			

CITY OF SARDIS SHORT TERM WORK PROGRAM 2001-2005
 REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Natural and Historic Resources				
Promote funding to save historical sites in the area, focus on depot building		TE GRANT - 2015		
Consider conducting a Historic Resource Inventory of City		ANNE FLOYD/CSRA		
Prepare and adopt Groundwater Re-charge Area Protection Ordinance		UNKNOWN		
Façade rehabilitation recommendations (to either tear down or preserve down-town buildings)		PART OF TE GRANT-2015		
Economic Development				
Solicit new industries to the area		SARDIS DEV AUTH.		
Housing				
Encourage development of an elderly housing community				NO FUNDING
Upgrade housing for the community				NO FUNDING

CITY OF GIRARD SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Community Facilities				
Restoration of Community Building for use by local business and government	Complete			
Restoration of old school house owned by City that houses EMA branch, add auditorium		to be completed by the end of this calendar year		
Continue water system upgrade with new water lines and meters	Complete			
Install sidewalks throughout the City	Complete	sidewalks have been converted to walking paths		
Land Use				
Propose building inspections			trying to coordinate with county	
Natural and Historic Resources				
Prepare and adopt Groundwater Re-charge Area Protection Ordinance			change in water test services company	
Economic Development				
Pursue industry to locate in City			not feasible at this time	
Housing				
Seel assistance from private sources to restore houses and use them to house individuals or groups taking advantage of the natural resources in this area			not feasible at this time	
Develop strategy to encourage location of individuals who work elsewhere in Burke County to locate in Girard		planning underway to coordinate same with continued expansion of		

CITY OF KEYSVILLE SHORT TERM WORK PROGRAM 2001-2005

REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Community Facilities				
Encourage city street paving				
Support Boggs Rural Life Pre-K Program				
Obtain sidewalks for Keysville city streets				
Construct waste disposal system				
Study feasibility of establishing a local senior citizen center within the city limits for local resident use				
Construct/purchase new multi-purpose building for City Hall and other community services				
Consider feasibility of using existing City Hall as indoor recreation complex and building for City service/maintenance departments				
Encourage health education services and training opportunities				
Improve flood and drainage and streets in the City				
Partner with Burke Co. BOE to enhance CARE Youth Program				
Work with private sector on establishing recycling plant in City				

CITY OF KEYSVILLE SHORT TERM WORK PROGRAM 2001-2005

REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Five year plan on establishing K-3 school for Keysville students: A. Work with EC/EZ Boggs rural Live Center on daycare/ preschool B. Add one grade level per year to system as feasible				
Construct health clinic with MCG				
Operate/assist with operation of new MCG health clinic				
Improve water system and expand coverage				
Explore development of a shelter for battered women and homeless				
Refurbish historic house as library/museum				
Establish general operation procedures for City departments				

CITY OF KEYSVILLE SHORT TERM WORK PROGRAM 2001-2005

REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Continue to encourage local awareness "Groundwater Guardian Community" participation/promotion				
Investigate Bed and Breakfast development in historic area				
Adopt protection ordinances for Groundwater Recharge Areas and Wetlands within the City				
Economic Development				
Continue to support literacy program				
Support IDA efforts to solicit new industry/business to the Keysville area				
Continue to promote downtown redevelopment				
Work on solicitation of major grocery chain to Keysville/general commercial development				

CITY OF KEYSVILLE SHORT TERM WORK PROGRAM 2001-2005

REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Land Use				
Continue efforts to establish cleanup and beautification programs city wide				
Continue to enforce Zoning Regulations				
Adopt a city litter control ordinance				
Update/revise city ordinances (litter, animal, nuisance, general operating procedures)				
Natural and Historic Resources				
Continue to support Burke County Historic Resources inventory				
Renovate dilapidated first Keysville City Hall and pursue a historic marker A. Renovation B. Pursue historic marker				
Encourage recognition and protection of various historic sites throughout Keysville (i.e. Mausoleum, Gin House)				
Work to have City-owned Radford House placed on National Register of Historic Places				
Continue to enforce/maintain Keysville Wellhead Protection Plan				

CITY OF KEYSVILLE SHORT TERM WORK PROGRAM 2001-2005

REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Housing				
Encourage more rental property development in the City				
Encourage the provision of affordable single- and multi-family housing opportunities in Keysville				
Continue to support EOA Weatherization Program				
Work with private owner/developer of 40-50 acre site in Keysville for low-income single-family housing				
Use grant funds to continue repairs on low-income housing units				

CITY OF MIDVILLE SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Economic Development				
Acquire land and develop an industrial park				No land available for acquisition
Pursue industrial clients for new industrial park				No land available for acquisition
Encourage the construction of a nursing home/personal care home in Midville				No land available for acquisition
Pursue rail transit through Midville (from Savannah, Macon, Atlanta)				No land available for acquisition
Land Use				
Update Midville Code of Ordinances, determine what new ordinances, if any, would benefit the City of Midville (i.e. litter control, animal control, zoning)				No Updates
Consider/study possibility of working with the County in the area of Land Development Regulations			To be considered at a later time	

CITY OF MIDVILLE SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Community Facilities				
Water expansion and upgrade	2003			
Complete rehabilitation/renovation of Midville Community House		Approximate completion date 12/2007		
Promote City and County recycling efforts, encourage private pickup of recyclables (aluminum, glass, plastic and cardboard)	In place			
Improve/upgrade flood and drainage and streets in City of Midville		Improvements - ongoing		
Pursue K-3 or higher school in Midville or Southern Burke County				No land available for acquisition
Upgrade City Hall façade			Temporarily postponed	
Natural and Historic Resources				
Update Historic Preservation Ordinance				To be considered at a later time
Enforce Historic Preservation Ordinance				To be considered at a later time
Continue to renovate downtown historic structures			Renovation underway - ongoing	
Create and implement protection ordinances for river corridors and wetlands				To be considered at a later time

CITY OF MIDVILLE SHORT TERM WORK PROGRAM 2001-2005
 REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Housing				
Encourage the construction/provision of more rental property in Midville				No rental properties
Update Manufactured Home Ordinance				No updates at this time
Enforce Manufactured Home Ordinance				Being inforced
Study feasibility of working with Burke Co. for joint building inspection services			To be considered at a later time	

CITY OF VIDETTE SHORT TERM WORK PROGRAM 2001-2005
REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> (Show projected completion date)	<u>Postponed</u> (Provide reason)	<u>Dropped</u> (Provide reason)
Community Facilities				
Continue to acquire new playground equipment for City Park		Underway		
Continue to promote local recycling efforts				Other more pressing matters have arisen
Improve/maintain/upgrade Rose Dhu Cemetery		Ongoing project - updating list, verifying location of		
Maintain and upgrade roads as necessary		Using LARP to slowly resurface roads		
Paint interior and exterior of City Hall senior citizen center within the city limits			Other more pressing matters have arisen	
Maintain City water system		Ongoing - Seeking grant funding for upgrade; added		
Land Use				
No land use projects are proposed at this time				
Natural and Historic Resources				
Explore necessity of Wetlands Protection Ordinance				More pressing problems have taken time
Prepare and adopt Wetlands Protection Ordinance if necessary				More pressing problems have taken time
Explore possibility of adding historic homes and old school house to National Register of Historic Places		Ongoing project (no school house, though)		

CITY OF VIDETTE SHORT TERM WORK PROGRAM 2001-2005
 REPORT OF ACCOMPLISHMENTS

ACTIVITY	STATUS			
	<u>Complete</u>	<u>Underway</u> <i>(Show projected completion date)</i>	<u>Postponed</u> <i>(Provide reason)</i>	<u>Dropped</u> <i>(Provide reason)</i>
Economic Development				
Support Burke County Industrial Authority in efforts to solicit industry to the area		City was unaware		
Housing				
No housing projects are proposed at this time		N/A		

Short Term Work Program Insert



TBA

Burke County Short Term Work Program 2007-2011 *(Template)*

DCA Category	Activity	Years	Responsible Party	Cost Estimate	Funding Source
Population	Activity 1 Example	2009, 2010, 2011	County Administrator	\$4,000	DCA, HUD, USDA
Economic Development					
Natural & Cultural Resources					
Community Facilities and Services					
Housing					
Land Use					
Transportation					
Intergovernmental Coordination					

5.3 Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities. The following policies are organized by major topic in the following subsections.

5.3.1 Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

5.3.2 Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.
- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

5.3.3 Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.



- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact nodal development at areas identified as suitable for such development.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- Our community will use planned infrastructure expansion regarding sewer expansion, to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

5.3.4 Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

5.3.5 Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.



- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating safe and attractive neighborhoods throughout the community, where people have the ability to walk and bicycle and have easy access to schools, parks, and necessary services such as grocery stores.
- Creation of recreational facilities and set-asides of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing encouraging commercial, industrial and higher density residential growth in areas that have show the potential
- more existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.
- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

Waynesboro Housing Policy

- Maintain an adequate supply of residential land, providing opportunities for various housing types, consistent with city policies for annexation, transpiration, land use and the environment
- Promote new infill housing development consistent with the style and type of housing in the surrounding neighborhood by developing underutilized or undeveloped lots within existing developed neighborhoods
- Encourage joint public and private participation through local, state and federal programs to help cover the financial gap between affordable housing and the actual cost of developing housing.
- Work in conjunction with the private developers and non-profit providers of affordable housing to ensure that an adequate supply of high quality affordable housing is available in Waynesboro
- Facilitate the development of low-interest loan programs to assist low-to-moderate income homeowners with housing maintenance.
- Private developers who provide low-cost housing should be encouraged with both financial assistance when appropriate and assistance in planning, building or renovating low-cost housing
- Promote redevelopment projects that will add to the diversity in terms of housing types and price ranges of Waynesboro's housing supply
- Promote housing rehabilitation and adaptive re-use in appropriate areas of the city
- Periodically review zoning ordinance provisions and other regulatory tools to ensure that they do not restrict infill or redevelopment by creating barriers to the development of



affordable housing. Such regulations include minimum floor areas, minimum lot sizes and standards, garage stall requirements, permit fees, etc.

- Eliminate land use conflicts through code enforcements and housing maintenance assistance and redevelopment to ensure the integrity and long-term viability of residential neighborhoods is protected
- Integrate and disperse affordable housing units throughout the city so that they are not concentrated in one area
- Support infrastructure improvements that contribute to a strong and healthy neighborhood identity
- Promote creative mixed-use development in and near downtown that integrates housing with public places, retail and service commercial
- Encourage site and architectural design that protects the existing characteristics of the natural environment and the neighborhood, especially within the city's historic district
- Work closely with the Historic Preservation Commission in reviewing housing and redevelopment projects to ensure the preservation of historic homes
- Ensure that housing renovation and infill housing development/redevelopment are respectful of the design and scale of the surrounding residential neighborhood
- Explore the development of lease-to-purchase programs that enable people to apply rent towards the future purchase of a home

5.3.6 Transportation

- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize impacts on the environment and our historic resources.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Planning of our new and reconstructed roadways will include consideration of whether the roadways can accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions) in the non-rural/agricultural areas of Burke County.
- We support the creation of a community-wide greenway or multi-use path network for pedestrians and cyclists.
- We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

5.3.7 Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, stormwater management).
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.



- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.



Appendix A: Quality Community Objectives

The Quality Community Objectives (QCO) were adopted by the Georgia Department of Community Affairs to measure how communities preserve their unique resources while accommodating future development. These objectives are intended to provide guidance, or targets for local governments to achieve, in developing and implementing their comprehensive plan. The QCOs are referenced in the Community Visioning chapter in the Future Development Map sub-section. The tables on the following pages identify the QCOs that will be pursued in the character area. Each QCO is described below:

Regional Identity Objective: Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.



Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Housing Opportunities Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.



Unincorporated Burke County Quality Community Objectives – Character Area Analysis

Quality Community Objective	Character Areas							
	Preserve	Rural Reserve/ Agricultural	Rural Village	Town Neighborhood	Developing Suburban	Suburban Neighborhood	Industry & Employment Center	Energy Production District
Traditional Neighborhoods			✓	✓	✓			
Infill Development				✓		✓		
Sense of Place	✓	✓	✓	✓	✓	✓		
Transportation Alternatives	✓			✓	✓	✓		
Regional Identity	✓	✓	✓	✓				
Heritage Preservation	✓	✓	✓	✓		✓		
Open Space Preservation	✓	✓	✓	✓	✓	✓		
Environmental Protection	✓	✓	✓	✓	✓	✓	✓	
Growth Preparedness	✓	✓	✓	✓	✓	✓	✓	
Appropriate Businesses			✓				✓	
Employment Options							✓	✓
Housing Choices				✓	✓	✓		
Educational Opportunities							✓	
Regional Cooperation	✓	✓					✓	

City of Waynesboro Quality Community Objectives – Character Area Analysis

Quality Community Objective	Character Areas												
	Preserve	Rural Reserve	Liberty Street Transition Corridor	Liberty Street Commercial Corridor	Medical District	Traditional Industrial/Commercial	Town Neighborhood	Downtown	Sixth Street Transition Corridor	Developing Suburban	Suburban Neighborhood	Public Institutional Recreation	Industry & Employment Center
Traditional Neighborhoods			✓	✓	✓	✓	✓	✓	✓				✓
Infill Development			✓	✓	✓	✓	✓	✓	✓		✓		✓
Sense of Place	✓	✓					✓	✓		✓	✓		
Transportation Alternatives	✓		✓	✓	✓	✓	✓	✓	✓				✓
Regional Identity	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓
Heritage Preservation	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		
Open Space Preservation	✓	✓	✓	✓	✓	✓		✓	✓	✓		✓	✓
Environmental Protection	✓	✓								✓		✓	
Growth Preparedness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Appropriate Businesses			✓	✓	✓	✓		✓	✓	✓	✓		✓
Employment Options			✓	✓	✓	✓		✓	✓	✓	✓		
Housing Choices			✓	✓		✓	✓	✓	✓	✓	✓		
Educational Opportunities								✓			✓	✓	
Regional Cooperation	✓	✓										✓	✓

City of Sardis Quality Community Objectives – Character Area Analysis

<i>Quality Community Objective</i>	<i>Character Areas</i>					
	<i>Preserve</i>	<i>Rural Reserve</i>	<i>Corridor</i>	<i>Downtown</i>	<i>Industry & Employment Center</i>	<i>Town Neighborhood</i>
Traditional Neighborhoods				✓		✓
Infill Development				✓		✓
Sense of Place	✓	✓	✓	✓		✓
Transportation Alternatives	✓		✓	✓		✓
Regional Identity	✓	✓	✓	✓		✓
Heritage Preservation	✓	✓	✓	✓		✓
Open Space Preservation	✓	✓	✓	✓		✓
Environmental Protection	✓	✓	✓	✓	✓	
Growth Preparedness	✓	✓	✓	✓	✓	✓
Appropriate Businesses			✓	✓	✓	
Employment Options			✓	✓	✓	
Housing Choices			✓	✓		✓
Educational Opportunities						
Regional Cooperation	✓	✓			✓	

Town of Girard Quality Community Objectives – Character Area Analysis

<i>Quality Community Objective</i>	<i>Character Areas</i>		
	<i>Preserve</i>	<i>Rural Reserve</i>	<i>Town Neighborhood</i>
Traditional Neighborhoods			✓
Infill Development			✓
Sense of Place	✓	✓	✓
Transportation Alternatives	✓		✓
Regional Identity	✓	✓	✓
Heritage Preservation	✓	✓	✓
Open Space Preservation	✓	✓	✓
Environmental Protection	✓	✓	
Growth Preparedness	✓	✓	✓
Appropriate Businesses			
Employment Options			
Housing Choices			✓
Educational Opportunities			
Regional Cooperation	✓	✓	

City of Keyville Quality Community Objectives – Character Area Analysis

<i>Quality Community Objective</i>	<i>Character Areas</i>				
	<i>Preserve</i>	<i>Rural Reserve</i>	<i>Developing Suburban</i>	<i>Town Center</i>	<i>Town Neighborhood</i>
Traditional Neighborhoods			✓	✓	✓
Infill Development				✓	✓
Sense of Place	✓	✓	✓	✓	✓
Transportation Alternatives	✓		✓	✓	✓
Regional Identity	✓	✓		✓	✓
Heritage Preservation	✓	✓		✓	✓
Open Space Preservation	✓	✓	✓	✓	✓
Environmental Protection	✓	✓	✓	✓	
Growth Preparedness	✓	✓	✓	✓	✓
Appropriate Businesses					
Employment Options				✓	
Housing Choices			✓	✓	✓
Educational Opportunities				✓	
Regional Cooperation	✓	✓		✓	

City of Midville Quality Community Objectives – Character Area Analysis

Quality Community Objective	Character Areas			
	Preserve	Rural Reserve	Town Neighborhood	Downtown
Traditional Neighborhoods			✓	
Infill Development			✓	✓
Sense of Place	✓	✓	✓	✓
Transportation Alternatives	✓		✓	✓
Regional Identity	✓	✓	✓	✓
Heritage Preservation	✓	✓	✓	✓
Open Space Preservation	✓	✓	✓	✓
Environmental Protection	✓	✓		
Growth Preparedness	✓	✓	✓	✓
Appropriate Businesses				✓
Employment Options				✓
Housing Choices			✓	✓
Educational Opportunities				
Regional Cooperation	✓	✓		

Town of Vidette Quality Community Objectives – Character Area Analysis

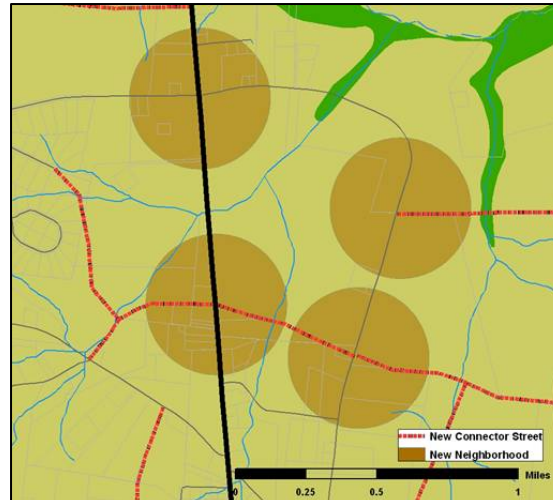
<i>Quality Community Objective</i>	<i>Character Areas</i>		
	<i>Preserve</i>	<i>Rural Reserve</i>	<i>Town Neighborhood</i>
Traditional Neighborhoods			✓
Infill Development			✓
Sense of Place	✓	✓	✓
Transportation Alternatives	✓		✓
Regional Identity	✓	✓	✓
Heritage Preservation	✓	✓	✓
Open Space Preservation	✓	✓	✓
Environmental Protection	✓	✓	
Growth Preparedness	✓	✓	✓
Appropriate Businesses			
Employment Options			
Housing Choices			✓
Educational Opportunities			
Regional Cooperation	✓	✓	

Appendix B: Proposed Sub-Area Planning Guidelines

Developing Suburban Area Sub-Area Plans Should:

1. Determine street connectivity and outline a long-range plan for:

- a. Roads the county will build/improve with an outline the of time and associated costs
 - i. Develop funding programs specifically tailored to provide the infrastructure needed for specific areas (TAD, Impact Fee, etc.)
- b. Outline general location for other connectivity to provide developers with reasonable understanding of what connections they must make
- c. Develop streetscape cross sections to establish future development public space character that would include street width, locations where on-street parking is encouraged, sidewalks, trails, placement of utilities (alley, rear-yard easements, underground, etc.)



Developing Suburban character area requires additional detailed subarea planning in order to identify locations for new neighborhoods, street connections, etc.

2. Determine land use and development intensities that are appropriate for developing neighborhoods
3. Determine areas that might develop as more conventional acre-lot suburban and distinguish between them (would aid in creating a long-range plan for sewer and water services); though it's important to include that these areas still would require connectivity and at a minimum an alternative pedestrian path network and some sidewalks
4. General neighborhood design concept and node development
 - a. Show how streets could connect and example of the street cross sections potentially involved
 - b. Could include basic sprawl versus smart growth language
 - c. Could include principles of smart growth presentation and the emphasis on future costs to the county (with sprawl pattern)